

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
June 25, 2020

Roll Call: The meeting was called to order at 10:00AM by Jim Kelley, Committee Chair. A quorum was present.

Committee Members Present:

Kelley, Jim	Banking Industry
Mansfield, Mike	Home Building Industry
Peres, Todd	CC Essential Services Personnel
Hogan, Angela	Advocate for Low Income Persons
Pentelecuc, Kurt	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Liaison Board of County Commissioners
Welsh, Lance	Real Estate Professional
Matt Trepal	Planning Agency Professional

Public Comment on Agenda Items:

Justin Corder, Norstar Development, asked the committee to hold off on a decision today that would support a Local Government Area of Opportunity (LGAO) project until Florida Housing Finance Corporation's (FHFC) RFA is out and to give Norstar an opportunity to apply in a competitive RFP process with Charlotte County. Shawn Wilson, Blue Sky Communities, informed the committee that FHFC is prioritizing those projects that have received LGAO support in prior years, however, if we choose to do an RFP, he urges the committee to consider in the scoring criteria, the likelihood of the developer obtaining 9% tax credits. Mr. Corder pointed out that Norstar would also receive prioritization as they were Charlotte County's supported development in 2018.

Approval of February 27, 2020 Minutes:

Motion to approve minutes as written: Mike Mansfield, Second: Kurt Pentelecuc

Motion Passed

Housing Quarterly Report:

Motion to approve quarterly report as written: Todd Peres, Second: Mike Mansfield

Motion Passed

Ad Hoc Committee Recommendation on the Disposition of Surplus Properties to Pre-qualified Non-profits:

In August 2019, the Ad Hoc committee prequalified 8 non-profit organizations for participation in the bid for surplus property. Of those 8, 6 submitted proposals – Peace River Community Housing Partners (PORCH), Charlotte County Habitat for Humanity, Lee County Housing Development Corporation (LCHDC), Punta Gorda Housing Authority, Bright Community Trust and Community Assisted and Supported Living (CASL). The Ad Hoc committee utilized the approved scoring matrix to do independent reviews of the proposals then compiled the scores from the five independent reviewers to come up with a final recommendation to the AHAC. The recommendation by the AHAC today will go before the BCC on 7/28/2020 to accept the concept. If accepted, the County Attorney's Office will work to prepare Resolutions and Land Use Restriction Agreements which will come back to the BCC prior to 9/30/2020.

Motion to approve the Ad Hoc committee recommendation with two changes – 1) Bright Community Trust chooses 4 vacant lots, not 10; and 2) LCHDC's award is contingent upon their express agreement to meet the terms of affordability, supportive services available to tenants, and the maximum income eligibility requirements: Matt Trepal, Second: Lance Welsh
Motion Passed with Mike Mansfield, Angela Hogan and Kurt Pentelecuc abstaining

2020 Local Government Area of Opportunity (LGAO) Process:

Staff presented to the committee FHFC's LGAO timeline for the medium/small county process. The RFA will be issued in August with FHFC making their decision regarding approved projects in the Spring of 2021. There are a few changes to the process this year, notably, 1) the local contribution is set at a flat \$340,000.00 without regard to construction type and 2) the addition of proximity points for six social services and transit. Kurt Pentelecuc noted that two of the social services have been eliminated – public libraries and public parks. Additionally, FHFC has added points for having DOT on site with the PHA.

FHFC has set a goal to have five LGAO awards plus an undetermined number of awards to those projects without local government support. Three of the 5 awarded projects will be projects that have been previously supported in past funding cycles.

Discussion ensued pertaining to the pros and cons of opening up the process again this year as opposed to supporting the 2019 project. Mike Mansfield suggested that the fair way would be to follow the process again this year. This might also bring other interested developers/projects to the table.

Motion to follow the approved LGAO RFP process for establishing Charlotte County's supported project: Mike Mansfield, Second: Matt Trepal

Motion Passed with Kurt Pentelecuc abstaining

Motion to recommend support by the City of Punta Gorda of their own LGAO project: Matt Trepal, Second: Angela Hogan

Local Housing Assistance Plan Development:

Deadline for 2021-2023 Local Housing Assistance Plan (LHAP) was May 2, 2020. Current LHAP strategies include Down Payment Assistance, Homeowner Rehabilitation, Rental Assistance/Eviction Prevention, Non-Profit/Special Needs Rental and a Disaster Strategy.

Preference by committee members is to have a workshop to build the new LHAP. Tentative date for workshop will be July 16, 2020 at 8:30am at the East Port Environmental Campus.

COVID-19 Financial Assistance and Homelessness Prevention Update:

On March 17, 2020, the Gulf Coast Partnership's website – www.coadfl.org – went live. This site will allow applicants directly impacted by COVID-19 access to the application for financial assistance. The website has received over 1800 applications since the site went live on 3/17/2020. There are 30 Human Services staff along with other volunteers from other County Departments working these applications. CARES Act funds are coming in soon from the Dept. of Economic Opportunity (DEO) and the Department of Emergency Management. DEO and FHFC have partnered to create an outreach program for jurisdictions to partner with local property managers to head off evictions before they make it to the Court system. Charlotte County Human Services will be working during July and August developing this partnership with local property managers. Charlotte County will continue to prioritize CARES Act funds whenever possible.

Member Recruitment:

Robin Montesano, AHAC member representing the 'Citizen at Large' category, has resigned. This resignation leaves two openings within the AHAC. The AHAC vacancies will remain on Commission Meeting Agenda's until both positions have been filled.

Adjournment: Meeting adjourned at 12:03PM